



CAMERON COUNTY PURCHASING

1100 E. Monroe St,
Brownsville, Texas 78520
(956) 544-0871 Fax: (956) 550-7219

ADDENDUM # 2- PAGE 1 of 24

Date out: 8-24-22

**“CSP”- COMPETITIVE SEAL PROPOSAL TITLE:
CAMERON COUNTY TAX ASSESSOR COLLECTOR’S
NEW SOUTHMOST OFFICE CONSTRUCTION BROWNSVILLE, TX**

CSP # 220501

REVISED DEADLINE: SEPTEMBER 1, 2022

***(IN ORDER TO AVOID DISQUALIFICATION – ALL ADDENDUMS MUST BE SIGNED AND RETURNED BY DEADLINE AND INCLUDED
IN THE SEALED PROPOSAL PACKAGE SUBMITTED)***

This addendum is issued to modify the plans and specifications for the project. This addendum shall become part of the contract documents and all contractors shall be bound by its content. All aspects of the specifications and drawings not cover herein remain the same.

Company Name _____ Phone # _____

Vendor Signature _____ Date _____

Must include and return with CSP package



August 24, 2022

ADDENDUM #2
CSP# 220501

CAMERON COUNTY TAX ASSESSOR COLLECTOR'S NEW SOUTHMOST OFFICE
Southmost Road, Brownsville, Texas

This Addendum is issued to modify the plans and specifications for the project referenced above. This Addendum shall become a part of the contract documents and all contractors shall be bound by its content.

All aspects of the specifications and drawings not covered herein shall remain the same.

The General Conditions and Special Conditions of the Project Manual shall govern all parts of the work and apply in full force to this Addendum.

Instructions:

1. **Bid Date:** The deadline for submitting proposals has been extended until 3:00 PM on Thursday, **September 1, 2022**. All other information regarding format and delivery location remain the same.
2. **Proposal Form:** Replace the originally issued Proposal Form with the new **REQUEST FOR COMPETITIVE SEALED PROPOSALS** form included as part of this addendum.
3. **Corner Guards** – Change the corner guards called for in the Drawings from 1.5" x 1.5" to 2" x 2", as specified in **Section 102613 – Impact Resistant Wall Protection**.
4. The **Signal-Tech** lighting equipment shown on the electrical schedule shall be provided by the General Contractor as part of the Base Bid.
5. **Toilet and Bath Accessories:** Replace the originally issued section with the new **Section 108010–Toilet and Bath Accessories**, which has been revised per this addendum, and is attached hereto.
6. **Brick Masonry Units:** Add Section 042100 – BRICK MASONRY UNITS to the Technical Specifications within the Project Manual.

Addendum #2 – August 24, 2022
Cont.

7. **Stone Veneer:** Add **Section 047400 – STONE VENEER** to the Technical Specifications within the Project Manual.
8. **Dumpster Enclosure:** See attached drawings: **ADD2.1, ADD2.2, ADD2.3** dated August 24, 2022.



END OF ADDENDUM #2

REQUEST FOR COMPETITIVE SEALED PROPOSALS

FOR CONSTRUCTION SERVICES

CAMERON COUNTY TAX ASSESSOR COLLECTOR'S NEW SOUTHMOST TAX OFFICE

BROWNSVILLE, TEXAS

Three (3) originals of the Competitive Sealed Proposal shall be delivered to:

Cameron County
Purchasing Department
c/o Dahlia Loera
Bid Coordinator
Attn: Michael Forbes
1100 E. Monroe 3rd floor
Brownsville TX 78520

Part "A" is due no later than 3:00 pm on September 1, 2022. Proposals will be opened and read aloud at the Purchasing Department on the 3^m floor of the historic Dancy courthouse building at 1100 E. Monroe, Brownsville TX.

Part "B" is due at the same time 3:00 pm on September 1, 2022 at the Cameron County Purchasing Department, 3rd floor of the historic Dancy building at 1100 E. Monroe Brownsville TX 78520

All questions related to this Request for Competitive Sealed Proposals shall be addressed in writing via email or fax to:

Michael Forbes
Purchasing Agent
Cameron County
mforbes@co.cameron.tx.us
phone: (956) 544-0871
fax: (956) 550-7291

CAMERON COUNTY reserves the right to waive informalities associated with this RFCSP and subsequent invitations to interview and to reject any and/or all Competitive Sealed Proposals.

CAMERON COUNTY intends to select one contractor through a competitive sealed proposal process for the project listed in this document.

PROPOSAL FORM

- 1) Instructions to Proposers:** Competitive sealed proposals will be received from qualified Proposers by the Purchasing Agent, Cameron County. The Proposal shall be submitted in two parts as follows: Part "A" of the Proposal shall be received until **3:00 pm on September 1, 2022**, and Part "B" of the Proposal shall be received at the same time. Upon submission of Part "A" of the Proposal, they will be publicly opened and read aloud for the furnishing of all labor, materials, and equipment, and performing all work required for the project, and in compliance with the project manual and drawings, and other contract documents as prepared by K+Architect, Inc..

The County will receive Part "B" of the Proposal and evaluate the submittal according to the selection criteria in order to determine which Proposal offers the best value to the County. The County is not bound to accept the lowest priced Proposal if that Proposal is judged not to be the best value for the Owner, as determined by the Owner.

The County will, within Thirty (30) days of the opening of Proposals, rank each of the Proposers using the Selection Criteria. Each Proposer will be notified of the rankings. If cost & performance objectives cannot be reached with the top ranked offer, the County will move to the second ranked offer and other offers in turn until the objectives are met.

There will be a pre-proposal meeting held at 2:00 pm, August 4, 2022 at the Cameron County Historic Dancy Courthouse located at 1100 East Monroe Street, Brownsville, Texas. Attendance is mandatory.

- 2) Bid Bond:** Reference attachment H for the Bid Bond form. A Cashier's Check, Certified Check, or acceptable Bidder's Bond payable to Cameron County, in the amount of not less than 5% of the largest possible total for the proposal submitted, must accompany each proposal in Part "A" of the Proposal submission.
- 3) Geotechnical Report:** Not applicable.
- 4) Project Description:** The scope of this project includes the construction of a new one-story building of approximately 3,565 sf to house the new Tax Assessor Collector's Office. The approximate budget is \$2,250,000.00. Expected start date is October 1, 2022 with a completion date of October 31, 2023.

5) Proposal Guidelines:

- a) Each Proposer, by making a competitive sealed proposal, represents that he has carefully studied, compared, and understands the contract documents including any and all addenda items.
- b) Each Proposer, by making a competitive sealed proposal, represents that he has familiarized himself with and understands the local conditions under which work is to be performed, including prevailing subsurface conditions.
- c) Each Proposer shall carefully study and compare the proposal documents, and not later than seven days prior to the date for receipt of competitive sealed proposals, shall make written request to the Architect for interpretation or correction of any ambiguity, inconsistency or error therein which he may discover. Any interpretation or correction will be issued in a written addendum by the Architects. Only written interpretation or correction by an addendum shall be binding. No Proposer shall rely upon any interpretation or correction given by any other method.
- d) No substitution will be considered unless written request has been submitted to the Architect for approval at least ten days prior to the date for receipt of proposals. Each such request shall include a complete description of the proposed substitute, the name of the material or equipment for which it is to be substituted, drawings, cuts, performance and test data and any other data or information necessary for a complete evaluation. If the Architect approves any proposed substitution, such approval will be set forth in an Addendum.
- e) By submitting a proposal, each proposer agrees to waive any claim it has or may have against the Owner, the Architect/ Engineer, or other consultants, and their respective employees, arising out of or in connection with the administration, evaluation, or recommendation of any proposal; waiver of any requirements under the Bid Documents; or the Contract Documents; acceptance or rejection of any proposals; and award of the Contract.
- f) In case of ambiguity or lack of clearness in stating the price in the Proposal, the Owner reserves the right to adopt the price written in words or to reject the Proposal.

- 6) Bidding & Construction Documents:** Bidding & Construction documents are available online, at the following link: [http://www.co.cameron.tx.us/administration/purchasing_department/bids_rfp\(q\)_and_addms_and_tabs.php](http://www.co.cameron.tx.us/administration/purchasing_department/bids_rfp(q)_and_addms_and_tabs.php)

Hard copies are available for purchase at:

RGV Reprographics, Inc. 519 S. Broadway St., McAllen, TX 78501 Phone: (956) 686-1525

7) Payment & Performance Bonds: Reference attachment for the Payment and Performance Bond Forms. The successful Proposer will be required to enter into a contract with Cameron County and to furnish a Performance and Payment Bond of approved form through an approved bonding company duly authorized to do business in the State of Texas, and currently listed in the Department of Treasury Federal Register, in the amount of not less than 100% of the contract price, conditioned upon the performance of the contract. Performance and Payment bonds shall be in full compliance with Texas Government Code Chapter 2253. Bonding Companies using "Reinsuring Insurance Companies" to expand the Bonding Companies Limits will not be acceptable unless also approved by the Owner.

8) Contractor Selection Schedule:

Advertisement: July 24, 2022, July 31, 2022

Proposals Available: August 4, 2022

Pre-proposal Conference: August 4, 2022 at 9:00am

Part "A" submission deadline: September 1, 2022 at 3:00 pm

Part "B" submission deadline: September 1, 2022 at 3:00 pm

Committee Meeting to Score Proposals: TBD

Conduct Interview (if deemed necessary): Week of September 6 – September 9, 2022

Select Contractor: On or before September 25, 2022

The Proposers agrees that this Proposal shall be good and shall not be withdrawn for a period of **forty five** (45) calendar days after scheduled receipt of proposals.

The Proposer acknowledges that all changes in the scope of work will be promptly addressed by the Contractor and presented to Client for approval in a format agreeable to Client. All changes in The Work will reflect fair market values when presented to Client with all considerations for value engineering options and contractor's best price in place.

The successful Contractor will be solely responsible for compliance with all laws, ordinances, codes, rules and regulations and all lawful orders of any public authority having jurisdiction over this project.

The Proposer understands that CAMERON COUNTY reserves the right to reject any or all bids and to waive any formalities in the proposal process. The undersigned understands the contract for construction will be between the Contractor and CAMERON COUNTY. The form of agreement will be the Standard Form of Agreement Between the Owner and Contractor with modifications and General Conditions. Reference project manual for copies of the documents. CAMERON COUNTY reserves the right to separately bid and assign subcontractors for selected work scopes to the Contractor.

9) Preparation of Proposal Exhibits: The Proposer shall submit a competitive sealed proposal for the General Construction of the project. A proposal shall be considered incomplete unless both Part A and B of the Proposal are submitted. The Proposer's competitive sealed Proposal shall include one (1) originals and six (6) copies of all of the following items:

a) Part "A" submission"

- (1) Bid Form (Attachment)
- (2) Initialed Copy of Request for Competitive Sealed Proposal
- (3) Bid Bond or Bid Security (Attachment)
- (4) List of General Conditions (Attachment)
- (5) Vendor Compliance to State Law (Attachment)
- (6) Non-collusion Affidavit (Attachment)

b) Part "B" submission (see attachment E for detailed description):

- (1) Organizational Experience and References
- (2) Organizational Chart and Resumes of the Project Team
- (3) Definition of Cost of the Work
- (4) Comments, Clarifications and Exclusions
- (5) Certificates of Insurance (sample)

- (6) Safety Program and Record
- (7) Financials and Background
- (8) Claims and Suits
- (9) Additional Information (as necessary)

10) Public Information and Notice of Confidentiality: The Owner considers all Proposal information, documentation and supporting materials submitted in response to this Proposal requests to be non-confidential and/or nonproprietary in nature, and therefore, shall be subject to the public disclosure under the Texas Public Information Act (Texas Government Code, Sec. 552.001, et seq.) after the award of the contract.

The Proposer must identify and designate those portions of their technical Proposal that contains trade secrets or other proprietary data. If the Proposal includes such data, the Proposer shall:

- (1) Mark the cover sheet of the Technical Proposal with the following phrase: "This Proposal includes data that shall not be disclosed outside the County and the K+ Architect's design team and shall not be duplicated, used or disclosed in whole or in part for any purpose other than to evaluate the Proposal."
- (2) Mark each sheet and the specific data on that sheet that the Proposer wishes to restrict with the following phrase: "Use or disclosure of the specifically marked data is subject to the restrictions regarding confidentiality cited on the cover sheet of this Proposal."

10) Contractor Selection Criteria:

WEIGHTED QUANTITATIVE SCORING

Each Vendor will be assigned a score of 1- 4 by each evaluator for each criteria

4 = Very good / Exceeds expectations

3 = Above expectations

2 = Meets expectations

1 = Does not meet expectations

0 = non responsive

Utilization of 0 by evaluator requires Evaluation Committee's full consensus.

Evaluators score by category will be multiplied by the assigned weight for each criteria by vendor then totaled.

Scoring for price will be a ratio and based on a pro rata factor of the best price submitted.

Ex: Vendor W - price \$100,000 = 4 points X assigned weight (ie: 25%) = 100 points

Vendor X – price \$150,000 = 2.66 points X assigned weight (ie: 25%) = 66.6 points

Vendor Y – price \$200,000 = 2 points X assigned weight (ie: 25%) = 50 points

$$\$100,000 \div \$200,000 = .50 \times 4 = 2 \quad \times 25 = 50$$

$$\$100,000 \div \$150,000 = .66 \times 4 = 2.666 \times 25 = 66$$

Once Proposals are reviewed and scored, a short list will be compiled. Interviews may be conducted with Proposers determined by total score rankings. Additional information may be required at that time. Negotiations will begin with the Proposer selected for the project. Commissioners Court will make the final selection and possible approval of the contract.

- (1) Firms Experience, Reputation and References (15 points)
- (2) Financials and Background (20 points)
- (3) Experience and Reputation of the Proposed Project Staff (15 points)
- (4) Cost Considerations (40 points)
- (5) Responsiveness to RFCSP (5 points)
- (6) Proposed Subcontractor Team (5 points)

- 12) **Contractor General Conditions:** To furnish all labor, materials and equipment necessary to provide the General Conditions at a cost not to exceed the amounts listed below. Note any exceptions which you take with the itemized list on Attachment.
- 13) **Contractor Fees:** To complete, or cause to be completed, all work for the projects for the percentage fees listed on the Bid Form, Attachment " ". The General Contracting Fee shall include small tools and consumables, non-payroll insurances, indirect job overhead, warranty, and corporate overhead including but not limited to: (i) Salaries and other compensation of the Contractor's personnel stationed at the Contractor's principal office or offices other than the Project Site office; (ii) Expenses of the Contractor's principal office and offices other than the Project Site office; (iii) Performance bonuses, similar plans paid to employees of Contractor, whether or not such employee worked on the Project; and (iv) Data Processing, Project Accounting and Project Scheduling expenses from the Contractor's principal office or offices other than the Project Site office.
- 14) **Cost of the Work:** Includes, but is not necessarily limited to, all direct job costs, taxes, final clean and permits.
- 15) **Other:** All additions or reductions to the Scope of Work, that changes the GMP, will be performed for the proposed Contractor Fee. Contractor will itemize the cost impact on any proposed changes in General Conditions. Additions will be considered only in the event of an impact on the project's critical path to completion as supported by Contractor's schedule, or Owner-requested additional General Conditions. Weather delays will not be cause for extended General Conditions.

ATTACHMENT "A"

Construction Services:

- 4.1 Prepare and maintain detailed schedule of construction (to be updated weekly).
- 4.2 Closely supervise all work, ensuring adherence to specifications, quality standards, schedule and costs.
- 4.3 Conduct weekly job-site meetings, create agendas, take minutes, highlight problems or required decisions, and administer corrections as specified by the project team.
- 4.5 Manage all related reports, permits and inspections.
- 4.6 Coordinate with CAMERON COUNTY's subcontractors and vendors (if any).
- 4.7 Provide detailed pricing as may be requested for changes to the Scope of Work. The Contractor should promote competitive pricing of changes.
- 4.8 Manage all aspects of approved changes to the Scope of Work.
- 4.9 As directed by CAMERON COUNTY, Contractor shall coordinate receipt of and become responsible for proper storage and handling of materials furnished by Client.
- 4.10 In conjunction with the Architect, create a comprehensive punch list and cause the resolution of each deficiency within thirty (30) days after Substantial Completion.
- 4.11 Provide all documentation of guarantees, warranties and operating manuals to Client
- 4.12 Note all field changes on plans for inclusion in as-builts documents. As-builts to be provided on both hard copy and electronic format.

ATTACHMENT "B"
LIST OF GENERAL CONDITIONS

Field and home staff administration and supervision based on the Project Schedule:

	Raw Costs	Burden	% of Time	No of Weeks
Project Manager	\$ /wk x	% x	x	Wks
Project Engineer	\$ /wk x	% x	x	Wks
Superintendent	\$ /wk x	% x	x	Wks
	\$ /wk x	%x	x	Wks
	\$ /wk x	%x	x	Wks
	\$ /wk x	%x	x	Wks
	\$ /wk x	%x	x	Wks
				Total

Indicate the percentage of time your personnel will be dedicated solely to this project:

Project Manager	Superintendent	%	Project Engineer
2) Field Engineering Labor with burden			
3) Field Engineering Equipment and Supplies			
4) Field Project Office			
5) Safety Supervisor Inspections			
6) Temporary Fire Extinguishers and Safety Equipment /Labor			
7) Office Furniture			
8) Office Supplies			
9) Postage			
10) Federal Express/Courier Services			
11) Miscellaneous Printing			
12) Copy Machine and Paper			
13) Office Equipment			
14) Telephone and Fax Service			
15) Personal Computers On Site			
16) Janitorial Services			
17) Vehicle Rental			
18) Vehicle Fuel, Maintenance, Insurance, and Repair			
19) All Risk Builder's Risk Insurance			
20) Liability Insurance(Pro-rata Share)			
21) Project Scheduling Services			
22) Project Accounting Services			
23) Construction Clean-Up with burden			
24) Final Clean-Up			= C.O.W.
25) Dumpster Fees			= C.O.W
26) City of Brownsville Building Permit			= \$
27) Other			
28) Other			
29) Other			
30) Other			

Subtotal: (Items 2-30)

Maximum General Conditions (Items 1-31)

Note: Please indicate with a N/A the items above that, in your opinion, do not apply to this project.
Please indicate with a "0" (zero) the items above that are included in your fee.

Estimate the following items which will be reimbursed as Cost of the Work:

Contractor's P & P Bond Cost
Building Permit Fees \$ C.O.W

PART "B" DETAILED INFORMATION

Part "B" submission:

- (1) Organizational Experience and References:
 - (a) Name of firm
 - (b) Address of Principal Office
 - (c) Phone Number
 - (d) Fax Number
 - (e) Email Address and/or Web Address
 - (f) Form of Business Organization (Corporation, Partnership, Individual, Joint Venture, other?)
 - (g) Year Founded
 - (h) Primary individual to contact
 - (i) List the major projects constructed by your firm within the last five (5) years in similar scope and size to the project herein. For each project provide the name, nature of the project and function of the building, size (square feet), locations, cost, completion date, Owner and Architect, and the manner in which your organization was selected (Bid, RFP, CM, or other method).

- (2) Organizational Chart and Resumes of the Project Team :
 - (a) Given the scope and schedule of the project, identify the specific Project Manager, Estimator, and Superintendent who would work on the project. Provide a resume and references for each individual

- (3) Definition of Cost of the Work

- (4) Comments, Clarifications and Exclusions

- (5) Certificates of Insurance (sample)

- (6) Safety Program and Record
 - (a) State your organizations safety plan and accident rate.
 - (b) List your organizations Workers Compensation Experience Multiplication Rate/EMR for the last five (5) years as obtained from your insurance agent

- (7) Financials and Background
 - (a) Attach a financial statement, certified by a public accountant and audited, including your organization's latest balance sheet and income statement showing the following items:
 - (i) Current assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory, and prepaid expenses)
 - (ii) Noncurrent assets (e.g., net fixed assets, other assets).
 - (iii) Current liabilities (e.g., accounts payable, notes payable (current), accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes).
 - (iv) Non-current liabilities (e.g., notes payable).
 - (v) Capital accounts and retained earnings (e.g., capital, capital stock, authorized and outstanding shares par value, earned surplus and retained earnings).
 - (b) Name and address of firm preparing attached financial statement and date thereof.
 - (c) Is the attached financial statement for the identical organization named under item (a) above? If not explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent and subsidiary).
 - (d) Provide name, address, and phone for bank reference
 - (e) Surety: name of bonding company, name and address of agent. Proof of ability to bond will be required prior to selection.'
 - (f) Include a commitment letter from the subcontractor's, supplier's, and vendor's bonding agency for all proposed contracts over \$50,000.

- (g) Documentation that no single client of all proposed vendors, subcontractors, contractors, and suppliers represents more than 20% of gross revenues for these companies.
- (8) Claims and Suits:
- (a) List all lawsuits or requested arbitration with regard to construction contracts over the past five (5) years.
 - (b) List all judgments, claims, arbitration proceedings, or suits pending against your organization.
 - (c) State whether your organization has ever failed to complete any work.

SECTION 102613 IMPACT RESISTANT WALL PROTECTION

PART 1 GENERAL

1.1 SUMMARY

- A. This section includes the following wall protection system:
 - 1. Corner Guards
- B. Related Sections
 - 1. Section 10 26 16 - Bumper Guards
 - 2. Section 10 26 23 - Protective Wall Covering
 - 3. Section 10 26 33 - Door and Frame Protection
 - 4. Section 09 22 00 - Supports for Plaster and Gypsum Board

1.2 REFERENCES

- A. Abbreviations and Acronyms
 - 1. American Society for Testing and Materials (ASTM)

1.3 SUBMITTALS

- A. General: Submit the following in accordance with Section 01 33 00 "Submittal Procedures".
- B. Product Data
 - 1. Data sheet illustrating product dimensions, options, and related components.
 - 2. Installation instructions.
- C. Samples for verification of design suitability and finish.
 - 1. 12" (304) Long sample.
- D. Test reports from a qualified independent laboratory showing results in compliance to requirements indicated

1.4 QUALITY ASSURANCE

- A. Manufacturer to have no less than 5 years experience in the production of wall protection products having successful in-service performance.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Storage: Store wall protection products in original packaging. Protect from weather, extreme temperatures, and moisture.
 - 1. Maintain temperature during storage between 40°- 100°F (4°- 38°C).
 - 2. Store materials flat to prevent twisting or sagging of cartons.
- B. Handling: Take adequate measure to prevent damage to materials.

1.6 SITE CONDITIONS

- A. Ambient Conditions: Do not install wall protection products until installation areas are enclosed and weatherproof. HVAC system must be operational and maintaining temperature at 65°-75°F (18°-24°C) for at least 72 hours prior to installation.

PART 2 PRODUCTS

2.1 MANUFACTURERS

Wallguard.com
PO Box 1109
Dover Plains, NY 12522
Tel: 877-943-6826
www.wallguard.com

2.2 DESCRIPTION

- A. Model 2330.1, 2" (51) x 2" (51) x 90° Surface mounted stainless steel corner guard with 1/8" (3) radius corner. Construction adhesive included for standard installation. Available pre-drilled or pre-drilled and countersunk for use with mechanical fasteners. Angles other than 90° and wings other than 2" (51) are available.

2.3 MATERIALS

- A. Stainless Steel: Type 304 (ASTM A240), 16 gauge, with #4 satin finish.
- B. Adhesive: Model ADH-50 low VOC polyurethane based construction adhesive.

2.4 FABRICATION

- A. Corner guards shall be factory formed from stainless steel sheet.
 - 1. Lengthwise perimeter edges to include nominal 10° return bend.
 - 2. Edge burrs shall be removed.
 - 3. Satin finish grain oriented parallel with length.
 - 4. Single piece fabrication to 144" (3658) in length.

2.5 ACCESSORIES

- A. Mechanical Fasteners:
 - 1. For Optional Pre-drilled Holes: Stainless steel #6 x 1 1/2" Philips oval head sheet metal screw with stainless steel cup washer.
 - 2. For Optional Pre-drilled and Countersunk Holes: Stainless steel #6 x 1 1/2" Philips oval head sheet metal screw.
 - 3. Tamper resistant fasteners available.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Examine walls for availability of backing to ensure secure attachment of wall protection products.
- B. Verify that HVAC is operating and installation area temperature has been maintained between 65°-75°F (18°-24°C) for at least 72 hours prior to installation.
- C. Verify application of wall finishes has been completed in accordance with project finish plan.

3.2 PREPARATION

- A. Surface Preparation: Clean substrate to remove dust and debris.

3.3 INSTALLATION

- A. Acclimate materials to building conditions for at least 24 hours prior to installation.
- B. Install wall protection products in accordance with manufacturer's installation instructions.

3.4 PROTECTION

- A. Protect installed material from damage by other trades. Use materials that will not mark, stain, or leave residue on the product.

END OF SECTION

SECTION 108010 - TOILET AND BATH ACCESSORIES

1.1 GENERAL

- A. Section Includes:
 - 1. Public-use washroom accessories.
 - 2. Private-use washroom accessories.
 - 3. Warm-air hand dryers.
 - 4. Custodial accessories.
- B. Submittals: Manufacturer's Product Data. Include construction details, material descriptions and thicknesses, dimensions, profiles, fastening and mounting methods, specified options, and finishes for each type of accessory specified.
- C. Product Options: Accessory requirements, including those for materials, finishes, dimensions, capacities, and performance, are established by specific products indicated in the Toilet and Bath Accessory Schedule.
 - 1. Products of other manufacturers with equal characteristics, as judged solely by Architect, may be provided.
 - 2. Products of other listed manufacturers with equal characteristics, as judged solely by Architect, may be provided.
 - 3. Other manufacturers' products with equal characteristics may be considered. See Division 1 Section "Substitutions."
 - 4. Do not modify aesthetic effects, as judged solely by Architect, except with Architect's approval. Where modifications are proposed, submit comprehensive explanatory data to Architect for review.

1.2 PRODUCTS

- A. Manufacturers: Subject to compliance with requirements, provide accessories by one of the following or equal to.
 - 1. Toilet and Bath Accessories (Those not supplied under contract by Owner's Supplier)
 - a. A & J Washroom Accessories, Inc.
 - b. American Specialties, Inc.
 - c. Bobrick Washroom Equipment, Inc.
 - d. Bradley Corporation.
 - e. General Accessory Manufacturing Co. (GAMCO).
 - f. McKinney/Parker Washroom Accessories Corp.
- B. Toilet Accessories (Those not supplied under contract by Owner's Supplier)
 - 1. **Grab Bar:**
 - a. Stainless Steel.
 - b. Outside Diameter: 1 ¼ to 1½ inches.
 - c. Wall Thickness: Minimum 18 gage (0.050 inch).
 - d. Grasping surface finish: Nonslip.
 - e. Mounting: Concealed.
 - f. Clearance between wall and inside of grab bar: 1 ½ inches.
 - g. Basis of Design: Model No. 0852" American Specialties Inc.
 - 2. **Sanitary Napkin Disposal Unit:**
 - a. Basis of Design: Model No. 0852: American Specialties, Inc.
 - 3. **Coat Hooks**
 - a. Manufacturers:
 - 1. American Specialties, Inc.

- 2. Bobrick Washroom Equipment
 - 3. Bradley Corporation
 - b. Description: Single-prong unit.
 - c. Material and Finish: Stainless steel, No. 4 (satin).
- C. Custodial Accessories in Janitor's Closet
- 1. **Utility Shelf**
 - a. Manufacturers:
 - 1. American Specialties, Inc.
 - 2. Bobrick Washroom Equipment
 - 3. Bradley Corporation
 - b. Description: With exposed edges turned down not less than ½" and supported by two triangular brackets welded to shelf underside.
 - c. Size: 16 inches (406 mm) long by 6 inches (152 mm) deep.
 - d. Material and Finish: Not less than nominal 0.05-inch (1.3 mm) thick stainless steel, No. 4 finish (satin).
 - 2. **Mop & Broom Holder**
 - a. Manufacturers:
 - 1. American Specialties, Inc.
 - 2. Bobrick Washroom Equipment
 - 3. Bradley Corporation
 - b. Description: Unit with shelf, hooks, holders, and rod suspended beneath shelf.
 - c. Length: 16 inches (914mm).
 - d. Hooks: Four (4)
 - e. Mop/Broom Holders: Three (3), spring-loaded, rubber hat, cam type.
 - f. Material and Finish: Stainless steel, No. 4 finish (satin).
 - 1. Shelf: Not less than nominal 0.05-inch (1.3mm) thick stainless steel.
 - 2. Rod: Approximately ¼ inch (6 mm) diameter stainless steel.
- D. Materials: As follows:
- 3. Stainless Steel: ASTM A 666, Type 304, with No. 4 finish (satin), in 0.0312-inch (0.8-mm) minimum nominal thickness, unless otherwise indicated.
 - 4. Mirror Glass: ASTM C 1036, Type I, Class 1, Quality q2, nominal 6.0 mm thick, with silvering, electroplated copper coating, and protective organic coating complying with FS DD-M-411.
 - 5. Galvanized Steel Mounting Devices: ASTM A 153/A 153M, hot-dip galvanized after fabrication.
 - 6. Fasteners: Screws, bolts, and other devices of same material as accessory unit, tamper and theft resistant when exposed, and of galvanized steel when concealed. Concealed fasteners preferred.
 - 7. Keys: Provide universal keys for internal access to accessories for servicing and resupplying. Provide minimum of six keys to Owner's representative.

1.3 EXECUTION

- A. Install accessories according to manufacturers' written instructions, using fasteners appropriate to substrate indicated and recommended by unit manufacturer. Install units level, plumb, and firmly anchored in locations and at heights indicated.

1. Secure mirrors to walls in concealed, tamper-resistant manner with special hangers, toggle bolts, or screws. Set units level, plumb, and square at locations indicated, according to manufacturer's written instructions for substrate indicated.
 2. Install 1 1/4" O.D. grab bars to withstand a downward load of at least 250 lb when tested according to method in ASTM F 446.
- B. Adjust accessories for unencumbered, smooth operation and verify that mechanisms function properly. Replace damaged or defective items.
- C. Remove temporary labels and protective coatings.
- D. Clean and polish exposed surfaces according to manufacturer's written recommendations.
- E. Owner shall provide some accessories to the GC. GC shall be responsible to install accessories listed below, and as per drawings.
1. **Paper towel dispensers**
 2. **Toilet paper dispensers**
 3. **Soap Dispenser**

END OF SECTION

SECTION 042100 – BRICK MASONRY UNITS

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to work of this section.

1.02 WORK INCLUDED

- A. Brick units.
- B. Reinforcement, anchors, and accessories.

1.03 WORK INSTALLED BUT FURNISHED UNDER OTHER SECTIONS

- A. Section 05500 – Miscellaneous Metals: Loose steel lintels, foundation vents.
- B. Section 07600 – Flashing and Sheet Metal
- C. Section 07670 – Thru-Wall Flashing.

1.04 RELATED WORK

- A. Section 03300 – Cast in Place Concrete.
- B. Section 04100 – Mortar and Grout.
- C. Section 06100 - Rough Carpentry.
- D. Section 07920 - Caulking and Sealant.

1.05 SUBMITTALS

Submit samples of brick to reflect the full range of color, shades and surface texture of brick specified.

1.06 MOCKUP

- A. As soon as the brick and stone samples have been approved, deliver enough brick to the job site to construct a 6'-0" x 4'-0" sample wall panel, incorporating both metal stud backup and CMU backup.
- B. Construct the mockup panel using the brick, mortar, reinforcing, weep holes, tooling, and cleaning as specified.
- C. The approved sample panel shall be standard of workmanship.
- D. As construction proceeds, the first full panel of brickwork between expansion joints shall become the standard of workmanship for issues, such as head joint alignment, that are not apparent on the smaller mockup panel.
- E. Mockup panel shall not be removed until masonry work as required by this section has been

completed.

1.07 ENVIRONMENTAL CONDITIONS

- A. Follow hot weather and cold weather requirements in the masonry code and specifications, TMS 402 and TMS 602.

1.08 DELIVERY, STORAGE AND HANDLING OF MATERIALS

Deliver, store, and handle materials to prevent inclusion of foreign materials and damage by water or weather. Store packaged materials in their original packages. Damaged or deteriorated materials shall be removed from the premises.

PART 2 - PRODUCTS

2.01 ACCEPTABLE BRICK MANUFACTURERS

- A. Products specified are manufactured by Acme Brick Company and are listed as a standard of quality. Brick shall match brick veneer at the Old Fort Brown building, on the campus of UTRGV Brownsville, Texas. The brick shall have two shades of "Old Fort Brown Tan" to be approved by the architect before ordering
- B. Substitutions: Under provisions of Section 01600.

2.02 BRICK UNITS

- A. Standard Face Brick: Shall be Brick shall be FBS or HBS and shall be as follows: *(Add or removes sizes to fit project requirements.)*
 - a. Modular in size, 2 1/4 x 3 5/8 x 7 5/8 inches, and conform to the requirements of ASTM C 216 or C 652, Grade SW.
- B. Special shape face bricks shall be as detailed and at locations as indicated on the drawings.
- C. Furnish special uncored face brick in locations where cores would be exposed in finish work.

2.03 ANCHORS AND TIES

- A. Acceptable Manufacturers:
 - 1. Products of Hohmann and Barnard and Heckman Bldg. Products, conforming to specification requirements are acceptable.
 - 2. Substitutions: Under provisions of the General Provisions.
- B. Anchors:
 - 1. Slotted anchors of type DW10 shall be used with steel stud or wood stud backup walls, UNO.
 - 2. Dur-O-Eye or equal anchors welded to joint reinforcing shall be used with masonry backup walls. Missing or damage anchors shall be replaced as necessary with DW19 anchors fastened to wall with corrosion resistant Tapcon screws.

3. Anchors and ties for stone veneer shall be as recommended by the manufacturer.
4. Zinc coating shall comply with ASTM A153-B2.

2.04 ACCESSORIES

- A. Weep Holes: Open head joints every third brick at lintels and other locations.
- B. Compressible Filler: Premolded, flexible cellular neoprene rubber filler strips complying with ASTM D 1056, Grade RE41E1, capable of compression up to 35% of width and thickness indicated.
- C. Mortar Net: Provide continuous Mortar Net along base of air space to catch mortar drippings. High-density polyethylene, 90% open mesh, dovetail shape.
- D. As an alternate to Mortar Net, every third brick may be left out at base of air space and cavity cleaned and inspected to be free of mortar droppings.

PART 3 - EXECUTION

3.01 LAYING AND SETTING BRICK

- A. Pre-wet all brick having initial rate of absorption greater than 30 before laying.
- B. Heat water and sand in cold weather. Do not lay brick in temperature below freezing unless such heating of materials and protection of work is properly provided for.
- C. The exterior surfaces of concrete and concrete masonry backup walls shall be damp-proofed before face brick are laid.
- D. All brickwork shall be laid true to dimensions, plumb, square, and in bond. All courses shall be level with joints of uniform width and height.
- E. Vertical joints in facing bond work shall be spaced so as to line up plumb and true, and all joints shall be as uniform as the type of brick will allow.
- F. Lay facing brick in full mortar bed with shovled head joints. Completely fill joints with mortar. Do not deep furrow bed joints.
- G. Allow space for caulking of joints at frames.
- H. Bond for facing brick shall be running bond or as shown on drawings. Match existing bond patterns unless noted otherwise.
- I. Anchor facing brick to metal studs or masonry backup at 16 inches o.c. vertically and 16 inches o.c. horizontally with adjustable anchors and ties.
- J. Joint thickness shall be such as to provide coursing pattern to match existing brickwork. When the joints have become thumbprint hard, all exposed joints shall be tooled with a sled-jointing tool. The jointer shall be larger than the width of the joints so that a complete contact is made along the edges of the units, compressing and sealing the surface of the joint. Joints shall be pointed as the tool proceeds.
- K. Form weep holes in head joints at face brick over shelf angles and lintels and where shown on the

drawings. Rake out bed joint mortar to clean flashing surface. Weep holes shall be filled with preformed mesh type vent at bottom of head joints not more than 24 inches o.c.

- L. Keep air space clean of mortar at all times. Where brick extends below grade, fill brick cavity solid to level of flashing and slope mortar slightly to outside under flashing.
- M. When flashing is to be laid on or against masonry, the surface of the masonry shall be smooth and free from projections which might puncture the flashing material.
- N. Where fresh masonry joins masonry that is partially set or totally set, the exposed surface of the set masonry shall be cleaned and lightly wetted so as to obtain the best possible bond with the new work. All loose brick and mortar shall be removed.
- O. Expansion Joints:
 - 1. Vertical: Locate where indicated on drawings. Lay units to form a vertical joint free of mortar and of same width as normal head joint UNO.
 - 2. Horizontal: Locate under shelf angles and other dissimilar materials abutted by brick. Maintain a clear space at least 1/4-inch thick free of mortar. Inspect with trowel before installing backer rod and sealant.
 - 3. Sealant: Shall be in accordance with Section 07920.

3.02 FLASHINGS

Build in, as the work progresses all flashings which enter the masonry using the material and following the instructions of the appropriate section of the specifications.

Extend all flexible flashing 1" past face of wall and trim after tooling joints.

Where metal flashing or drip edge is shown, align drip with face of brick. Edge of flashing or drip edge shall be a simple hem rolled edge and not turned down.

3.03 OPENINGS AND HOLES

- A. Provide all openings and holes in masonry work. Provide all chases and recesses in masonry work of all types as indicated on the drawings and as required for pipes, ducts, and other work of Mechanical and Electrical contractors. Such work shall be accurately located by the contractor requiring the work, but masonry work shall not be constructed without giving other contractors due notices and opportunity to lay out or install such items as may be required for their work.
- B. Where required for installation of work of other contractors, leave openings as indicated on the drawing or as required to receive a later installation.
- C. After work of other contractors is in place, openings shall be neatly filled with masonry of the same type as in the adjoining surfaces.

3.04 SETTING AND BUILDING-IN

- A. Build-in materials occurring in any type of masonry construction that are furnished by other contractors. All built-in work shall be accurately placed, secured, held in position, and located by

the contractor requiring the work.

- B. Set and built -in items of miscellaneous iron such as loose lintels and anchors required to complete all parts not connected to building framing.
- C. Set all anchor bolts required for the attachment of work to masonry.
- D. Build-in recesses, flashings, receivers, slots, anchors, sleeves and other work shown on Drawings.

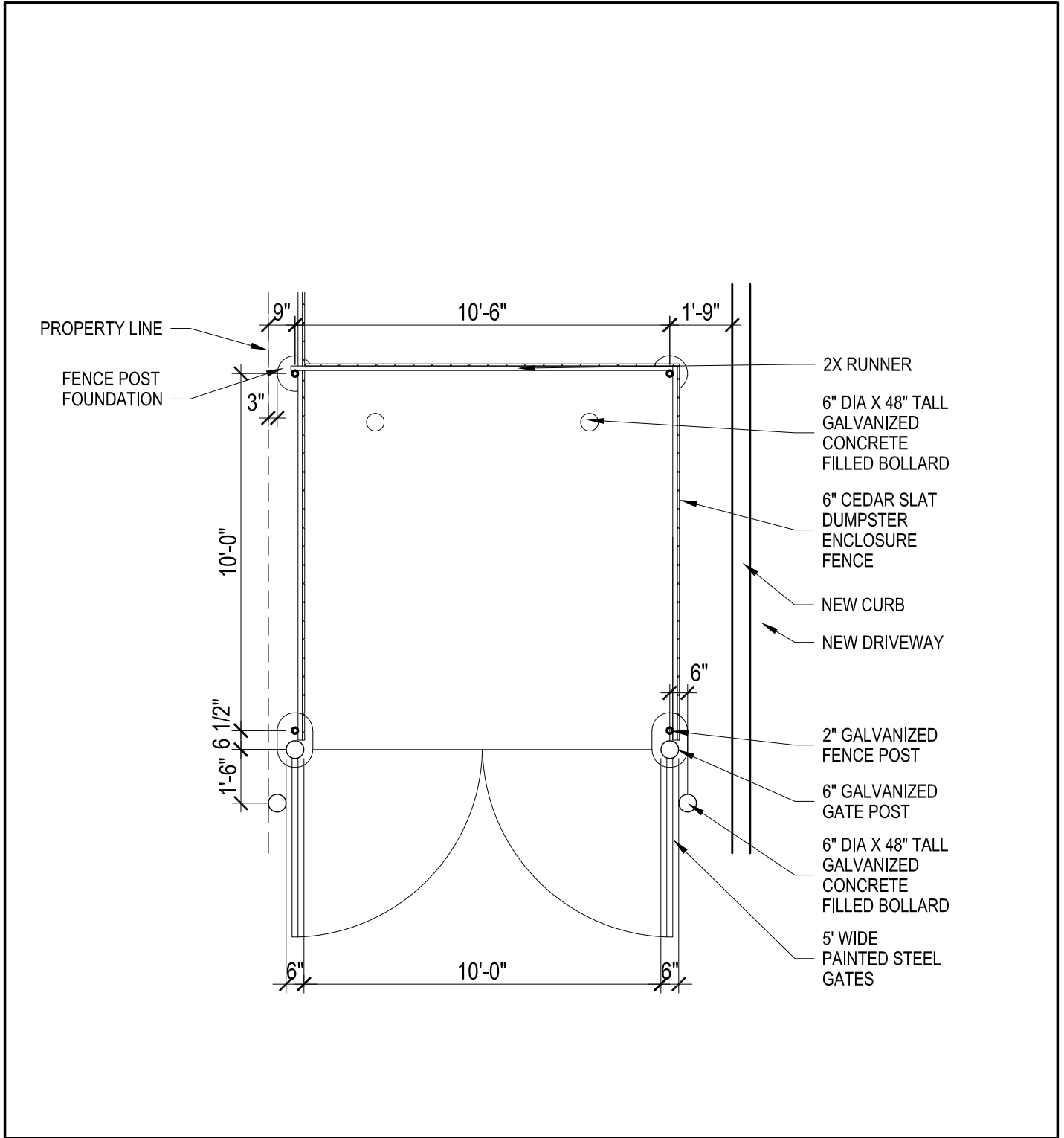
3.05 PROTECTION

- A. At the end of each day's work, cover the tops of walls with canvas or other suitable material weighted down to keep water out of wall.

3.06 CLEANING BRICKWORK

- A. After pointing is done and wall is dry, clean face brick surface with dry brush.
- B. After 3 days clean with water and mild detergent or cleaners recommended by brick manufacturer. Do not use muriatic acid.
 - a. Wet brick surfaces thoroughly before applying cleaning solution.
 - b. Apply cleaning solution with bucket and brush or LOW PRESSURE spray.
 - c. Remove all stains and mortar streaks using stiff fiber bristle brush.
 - d. Rinse THOROUGHLY with water.
 - e. Protect windows, landscaping, and surrounding masonry surfaces from cleaning solution and rinse water.

END OF SECTION



PROPERTY LINE

FENCE POST FOUNDATION

2X RUNNER

6" DIA X 48" TALL GALVANIZED CONCRETE FILLED BOLLARD

6" CEDAR SLAT DUMPSTER ENCLOSURE FENCE

NEW CURB

NEW DRIVEWAY

2" GALVANIZED FENCE POST

6" GALVANIZED GATE POST

6" DIA X 48" TALL GALVANIZED CONCRETE FILLED BOLLARD

5' WIDE PAINTED STEEL GATES

PLAN NORTH



DUMPSTER PLAN

SCALE: 1/4" = 1'-0"

1

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Boultinghouse Simpson Gates ARCHITECTS

3301 N McCOLL RD | McALLEN, TX 78501 | P 956.630.9494

SHEET TITLE
DUMPSTER PLAN

PROJECT NAME
CAMERON COUNTY TAX ASSESSOR COLLECTOR'S OFFICE

OWNER
CAMERON COUNTY

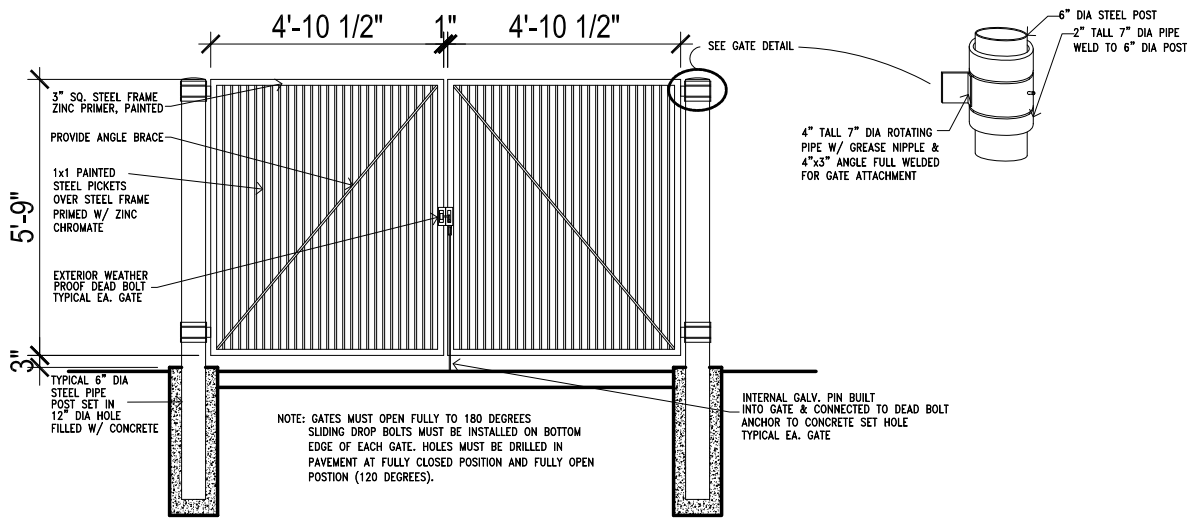
PROJECT ADDRESS
BROWNSVILLE, TEXAS

PROJECT NO
2130

ISSUE DATE
8-24-22

SHEET NUMBER
ADD2-1

16/15/2022 10:20:00 AM WES.LDA



DUMPSTER ELEVATIONS

SCALE: 1/4" = 1'-0"

2

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**Boultinghouse
 Simpson
 Gates**
 ARCHITECTS

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SHEET TITLE
DUMPSTER ELEVATIONS

PROJECT NAME
 CAMERON COUNTY TAX ASSESSOR COLLECTOR'S OFFICE
 OWNER
 CAMERON COUNTY
 PROJECT ADDRESS
 BROWNSVILLE, TEXAS

PROJECT NO
 2130
 ISSUE DATE
 8-23-22

SHEET NUMBER
ADD3-2

16-18-2022 10:00 AM #1615.DWG